



**PLANNING & ZONING COMMISSION**

City of Johnston  
 6221 Merle Hay Road, Johnston, IA 50131

Minutes  
 Regular Meeting: Monday, July 12<sup>th</sup>, 2010

**AGENDA:**

**1. Call to Order**

Robertson called the meeting to order at 7:02 p.m.

**2. Roll Call**

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Present</b>	X	X			X	X	X
<b>Absent</b>			X	X			

**City Staff Present:** Jim Sanders, David Wilwerding, Dustin Powers, Steven Witmer

**3. Approval of Agenda**

Robertson called for a vote to approve the agenda.

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Aye</b>	X	X			X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**4. Approval of Meeting Minutes:** Regular Meeting April 26<sup>th</sup>, 2010.

Motion by Johnson seconded by Robertson to approve the minutes of June 28, 2010.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Aye</b>	X	X			X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**5. Election of Officers**

Motion by Petersma for Robertson to remain Chair and Petersma to remain Vice Chair seconded by Wiskirchen.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Aye</b>	X	X			X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**6. PZ Case No. 10-13; Pioneer Research Park Rezoning;** The applicant, Pioneer Hi-Bred, is proposing to rezone 20.34 acres from A-R Agricultural Reserve to PC Professional Commerce Park District. The subject property is located north of NW 62<sup>nd</sup> Avenue, east of NW 86<sup>th</sup> Street and west of Beaver Creek.

Aaron Wolfe presented the staff report.

Robertson opened the meeting to public comment at 7:05 p.m. Mark Hilliard, 8068 Briargate Court inquired why this area was chosen instead of the area further west.

Brian Michael, real estate manager for Pioneer Hi-Bred, explained that Pioneer wishes to maintain its research fields, the area chosen has seldom been farmed.

Hilliard inquired about the plan for the building and what impact it will have. Wolfe explained that typically at the rezoning stage the site details are not available, those details will be determined during the site plan approval process once the city receives a site plan for review.

Hilliard inquired if this project will require the widening of NW 62<sup>nd</sup> Avenue. Wolfe responded yes.

Hilliard requested a description of the approval process. Wolfe responded.

Jeff Johannsen, 8017 Briargate Court inquired what plans there are to shield owners from parking lot lights. Robertson advised that those details will be discussed during the site plan review.

Robertson closed the meeting to public comment at 7:12 p.m.

Petersma inquired if a lot of grading will be needed. Michaels responded that he does not know at this time, the site plans are still in the design stage. Robertson suggested that Pioneer meet with the neighbors to show them the plan once it is available. Michaels agreed.

Motion by Wiskirchen second by Jeske to approve PZ Case No. 10-13; Pioneer Research Park Rezoning.

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Aye</b>	X	X			X	X	

<b>Nay</b>							
<b>Abstain</b>							<b>X</b>

**7. PZ Case No. 10-08; 6515 Merle Hay Road Site Plan;** The applicant, Sharrie McKinney, is proposing a 1,843 sq. ft. building addition for her residence at 6515 Merle Hay Road to create bi-attached housing units. The subject property is located east of Merle Hay Road between NW 64<sup>th</sup> Place and NW 66<sup>th</sup> Avenue and is zoned ROC-2 Mixed Use.

Dustin Powers presented the staff report.

Powers noted that one letter opposed to the project and concerned about the maintenance of the property was received in the mail too late to include in the packet and copies have been provided to the Commission.

Robertson opened the meeting to public comment at 7:17 p.m.

Teresa Benson, 6554 NW 56<sup>th</sup> Street inquired how far back the unit going to be on the property. Petersma explained that the rear wall will still be about 235 feet from the east property line.

Roberts closed the hearing to public comment at 7:20 p.m.

Wally Pelds, A. Leo Pelds Engineering, 2323 Dixon Street, Des Moines, noted that the applicant intends to rent the additional unit, if the property is not maintained it will be more difficult to rent so she has an incentive to maintain it.

Pelds explained that two rain gardens will be installed to handle the additional runoff.

Robertson inquired about landscaping. Pelds responded that there are some trees existing on the property and some additional will be planted.

Petersma asked if the existing garage will remain. Pelds responded yes. Petersma inquired if that means there will be six parking spaces. Pelds responded that there will be eight parking spaces, there are two spaces in the existing detached garage, there will be exterior parking spaces, and the addition will include a two car attached garage.

Petersma asked about the number of parking spaces. Wolfe explained that the property meets code requirements, only the exterior spaces are counted for purposes of calculating parking needs, this project requires sufficient parking for four vehicles that are not within a garage. Petersma noted that if there is a concern about runoff, reducing the parking would alleviate that. Pelds noted that the amount of exterior parking is required by code, actually with the removal of some of the impervious surface elsewhere on the site the increase in impervious area with this project is small.

Petersma asked about fire hydrant coverage. Wolfe explained that the fire chief reviews each site plan on a case by case basis and decides if hydrant coverage is sufficient for the property.

Motion by Jeske seconded by Petersma to approve PZ Case No. 10-08; 6515 Merle Hay Road Site Plan with the following conditions:

1. The project shall conform with the requirements, standards and regulations of the City of Johnston;
2. No ground disturbing activity prior to the issuance of a grading permit;

3. The site plan and stormwater calculations shall be in conformance with any additional comments from Foth Infrastructure and Environmental, LLC;
4. The driveway access as proposed is adequate to serve the use of the property as a bi-attached residential unit;
5. The architecture proposed for the structure as depicted on the building elevations are sufficient for the proposed expansion of the structure to a bi-attached residential unit.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Aye</b>	X	X			X	X	X
<b>Nay</b>							
<b>Abstain</b>							

- 8. PZ Case No. 10-14; Ordinance No. 830;** Consider amending Chapter 171 by adding Chapter 171.09 of the Johnston Municipal Code of 2007 establishing Administrative Approval for minor modifications to an approved site plan.

Dustin Powers presented the staff report.

Motion by Johnson seconded by Jeske to approve PZ Case No. 10-14; Ordinance No. 830 amending Chapter 171.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson
<b>Aye</b>	X	X			X	X	X
<b>Nay</b>							
<b>Abstain</b>							

- 9. PZ Case No. 10-15; Ordinance No. 831;** Consider amending Chapter 166.27 of the Johnston Municipal Code of 2007 establishing Special Exceptions for 6-foot fences on corner lots.

Dustin Power presented the staff report.

Motion by Robertson seconded by Johnson to approve PZ Case No. 10-15; Ordinance No. 831 amending Chapter 166.27.

**Roll Call Vote:**

	Robertson	Wiskirchen	Temple	Moran	Jeske	Petersma	Johnson

<b>Aye</b>	<b>X</b>	<b>X</b>			<b>X</b>	<b>X</b>	<b>X</b>
<b>Nay</b>							
<b>Abstain</b>							

**10. Other Business**

Witmer noted that one site plan for an addition at the Pioneer Mendel facility has been received, and that the next joint Planning & Zoning Commission and Comprehensive Plan Advisory Board meeting will be on July 29<sup>th</sup>.

**11. Adjournment.**

The meeting adjourned at 7:35 p.m.

\_\_\_\_\_  
Dick Robertson, Chairman

\_\_\_\_\_  
David Wilwerding, Secretary